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November 13, 2009

Ms. Sophia Fisher
Project Manager,
Department of Planning, County of Loudoun
1 Harrison St., SE., 3rd Floor, Mailstop #62
Leesburg, VA 20177-7000

Re: ZMAP 2008-0023, Cedar Green Church Comments Response Letter

Dear Ms. Fisher:

Apex Solutions has received second sets of comments on above project and has addressed them for your review. Following lists your comments and our response to address your comments:

Mr. Lou Mosurak
Senior Transportation Coordinator
Office of Transportation Services (dated October 19, 2009)

Comment:

1. How many on-site parking spaces will be provided for the church? Any overflow parking will most likely use existing on-street spaces across the street and impact local residents.

Response: All of the require parking spaces will be on site. Approximately 150 to 190 parking spaces will be proposed but only 105 spaces are required per 420 seats church.

Issue Status: A total of 180 parking spaces are depicted on the concept plan. OTS defers to the Department of Planning and the Department of Building and Development (Zoning Administration) regarding the appropriateness of excess parking on site.

Response: Based on existing church congregation survey, there is one car per every 2.5 person therefore; parking spaces need of the church is 168 spaces for 420 seats church. Revise site plan shows only 168 spaces.

Comment:

2. Curb and gutter frontage improvements should be provided along with a sidewalk to match improvements on the other side of the street (Old Sterling Gable Section 2)

Response: Curb and Gutter frontage improvements to match what is shown on Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030) will be proposed. Since there is no side walk proposed on church's side of the road on the Wat Yarnna Rangsee Complex Site Plan building, a sidewalk will not be functional.

Issue Status: The concept plan depicts an additional 20 feet of ROW dedication along the site frontage, which would allow for approximately 52 feet of pavement (curb to curb) along Cedar Green Road. A 5-foot sidewalk is also depicted within the proposed ROW along the site frontage, as are what appear to be crosswalks. The applicant should clarify its intent regarding the timing of these proposed improvements (ROW dedication and road, sidewalk, and crosswalk construction); this type of information is typically specified in a proffer statement, though no proffers were included for OTS staff review. OTS recommends that all improvements be constructed and available for use prior to opening of the proposed church.

Response: 20' ROW dedication and 5' side walk has been added to the proffer statement.

Comment:

3. The applicant should provide a commercial entrance meeting VDOT standards.

Response: Commercial entrance will be provided similar to the one proposed for Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030) .

Issue Status: No entrance is shown on STPL 2004-0030; Applicant should clarify the specifics of the entrance proposed.

Response: standard 30' wide VDOT entrance will be provided.

New comment: On June 2, 2009, the Board of Supervisors passed a resolution (provided as Attachment 2) indicating its preference regarding the alignment of the future east-west segment of Shaw Road in the Belfort Park area. The Board's resolution calls for a two-lane (U2) road section within a 50-foot ROW extending west from the current east-west Shaw Road alignment, which would place the road along or just north of the site's northern boundary. This location has been included on the current draft of the Countywide Transportation Plan currently under review by the Planning Commission. Given this alignment, OTS staff suggests that the Applicant

consider designing its proposed parking area (in the northwest corner of the site) to accommodate a future ingress/egress access point to this future road.

Response: Most of the parking is proposed in the northwest portion of the site and will accommodate a future entrance to the future Shaw Road.

Mr. John P. Dayton
Sr. Env. Health Specialist
Division of Environmental Health

Comment:

1. All the existing and proposed structures are properly served by public water and public sewer.

Response: Both existing house and proposed church will be connected to the public utilities.

Comment:

2. All existing wells, drain-fields and pump and haul tanks must be properly abandoned (Health Department permit required) prior to razing of the structure.

Response: All existing wells, drain fields, pump, and haul tanks will be properly abandoned.

Ms. Julie Atwell
Engineering Administrative Specialist

Comment:

1. Extend public sewer so as to cross perpendicular to Cedar Green Road and across frontage of adjoining property, and across frontage of adjoining property, onto the subject site.

Response: GDP has been revised to extend the existing sewer perpendicular to Cedar Green Road and extended to frontage of the property.

Comment:

2. Each premises must have an independent sewer service from the terminus of the public main.

Response: GDP plan has been revised to have a separate service for each structure.

Comment:

3. Show independent water services, from public main, to dwelling and church.

Response: GDP plan has been revised to have a separate service for each structure

Mr. Thomas B. Walker
Senior Transportation Engineer

Comment:

1. This office recommends frontage improvements consistent with the adjacent Wat Yarnna Rangsee site (STPL 2004-0030)

Response: Frontage improvements consistent with Wat Yarnna Rangee Site Plan will be designed during the site plan stage.

1. The entrance should be designed in accordance with the VDOT Minimum Standards of Entrances to State Highways.

Response: understood, entrance will be design to VDOT minimum standards.

Ms. Cindy Lintz
Zoning Administrator

Comment:

1. Per Section 4-0505, remapping this property from the R-4 into the PD-IP district creates a new 75' building setback and a 60' parking setback along the side yards. Either provide the setbacks or request a modification for the existing two houses, the shed and the proposed parking per Section 6-1504.

Response: Side set back modifications which allow 15' set back for parking and building is requested for both side yards.

Comment:

2. On the Concept Plan, the proposed church is labeled 60' x 120' which is a total of 7200 s.f., however, the first floor area is labeled as 9,600 s.f. Please correct the discrepancy.

Response: The discrepancy has been corrected.

Comment:

3. Label the size of the shed and the existing 1-story dwelling.

Response: Size of the shed has been labeled on the plan.

Comment:

4. Correct the spelling of "Monastery" on the Lot 23.

Response: Spelling has been corrected.

Comment:

5. On the plat, please remove the trees on the Concept plan, but label the buffer yard. Next to Lot 23, a Type 1 buffer is required; next to Old Sterling Gable requires a Type 2; Lot 26, 27 requires a Type 2, and Lot 11A, Lot 9 and Lot 8 (PD_IP) require a Type 2 buffer.

Response: Concept Plan has been revised to remove the trees and added buffer type labels.

Comment:

6. The specific number of parking spaces is not required with the rezoning application; however, they should be shown on the site plan.

Response: Understood.

Comment:

7. The plat shows the total size of the church as 11,970 s.f. (including 9,600 s.f. on the first floor and 2,370 s.f. on the second floor). On the "Preliminary Design Review" plan, "Option – First floor addition, the first floor has 7,200 s.f. and the second floor has 2,400 square feet for a total of 9,600 s.f. Please correct the inconsistencies.

Response: Total size has been revised to 9,600 s.f. and first floor has been revised to 7,200 s.f..

Comment:

8. The Preliminary Design Review Drawing includes a future addition that is not included on the plat.

Response: Future addition will be removed from the preliminary design review drawing.

Comment:

9. Per Section 5-1102, "Places of Worship" require 0.25/person in permitted capacity. Currently proposed are 420 seats, as shown on the Concept Plan. However, the "Preliminary Design Review" plan shows 690 seats (including class room and fellowship areas).

Response: "Preliminary Design Review" plan has been revised to show 420 seats to be consistent with Concept Plan.

New Comments dated September 3, 2009

- 1. Staff could not review the proffers since none were submitted.**

Response: The proffers statements is attached with this response.

2. In your response to the modification of the 75' building setback and a 60' parking setback along the side yards, you request a 15' setback. Staff needs a justification for this modification per Section 6-1504 to show the modification exceeds the public purpose, etc.

Response: Justification is attached with this response.

3. Provide a cover sheet to this application.

Response: Cover sheet has been added.

4. Include page numbers on this application.

Response: Page numbers has been added to the drawings

5. Label the building and parking yard setbacks on the property.

Response: Building and buffer set back has been shown.

6. Against Lot 26, 27 & 28 the Type 2 Buffer requires a 20—30' buffer. The current buffer yard shown is 15'. Adjust the buffer yard and remove parking from the buffer yard.

Response: the buffer yard has been adjust to show 20' type 2 buffer on West, South and East sides.

7. The Total Gross Building Area is 12,600 s.f., since the proposed building is 9,600 s.f. not 11,970 s.f. The F.A.R. is 0.10.

Response: Total Gross Building Area has been changed to 11,800 since we have added 350 SF of storage addition and removed the existing shed. New F.A.R. is now 0.09.

8. Include on the plat that the property is subject to the Revised 1993 Zoning Ordinance.

Response: Note has been added to the cover sheet.

9. Include the property owner's address/ property address on the plat.

Response: Owner's address and property address has been added on the cover sheet.

10. The BLAD needs to be approved prior to site plan approval.

Response: Understood.

11. Provide a notation of the required parking, F.A.R., Lot Coverage, Open Space Landscaping, and Building Height on the plat.

Response: These has been added to the cover sheet.

12. Explain the proposed "Play Area".

Response: Play area has been removed.

13. The Preliminary Design Review Drawing shows 453 seats (33 behind platform, 200 in sanctuary and 220 on the second floor) not 420. This does not take into account other classroom seating and fellowship area seating.

Response: Based on church's use of the seats, 33 seats behind platform will stay vacant doing most of service and people from the main seating will leave their seats to occupy the 33 seats during singing portion of service and return to main area seating, therefore maximum seating will be 420 seats.

Ms. Laura Edmonds
Environmental Engineer

Regarding forest resources

Comment:

1. The Forest, Trees, and Vegetation Policies of the Revised General Plan (RGP) encourage the preservation of existing vegetation (Page 5-32). Furthermore, Item J.5 of the Rezoning Checklist requires a description of the type and extent of tree cover on the property and inventory of specimen trees.

While a Tree Tables has been provided on the Existing Conditions Plat, it does not include all specimen trees over 30-inches diameter breast height (dbh) (e.g., Maple 36). Staff recommends that the plat be updated such that all trees over 30-dbh are numbered and included in the Tree Table and that the common name, genus and species name, and condition rating information are included in the table. Staff further recommends that a cover type description (species composition, size, age, quality, acreage, etc.) be provided for the existing vegetation along the southern property boundary consistent with the Rezoning Checklist.

The requested information is needed in order to identify opportunities to preserve existing vegetation and to evaluate the effect of the proposed rezoning on vegetation as required by Section 6-1211.E.9 of the Revised 1993 Loudoun County Zoning Ordinance.

Response: Existing Vegetation Plan has been created which shows table that list all of trees over 8" in diameter with species, common name, size and condition.

Comment:

2. The largest tree currently identified in the Tree Table is T1, a 60-inch Oak. The County Urban Forester has visited the site and indicated that this tree is a 50-60 dbh Osage Orange tree in fair to good condition that is worthy of preservation. Therefore, staff recommends that the applicant explore opportunities to preserve this tree and its associated critical root zone. (a 50-60-foot concentric circle surrounding the tree trunk) in conjunction with the proposed development. Staff further recommends that any trees to be preserved be identified on the concept plan, accompanied by a related preservation commitment.

Response: At this time, church can not commit to saving of this tree since the full impact can not be realize until the final site plan design. During the final site plan design, effort will be made to preserve the tree if possible.

Regarding Green Building practices

Comment:

3. Staff supports a built design with this application that helps to sustain the natural environment, consistent with Revised General Plan (RGP) language on page 5-2. Accordingly, staff recommends that the applicant implement design measures that conserve energy and reduce water consumption, minimize waste generated during construction, and maintain interior and exterior air quality. RGP policies supporting these design measures include policy one, page 2-20; policy two, page 2-23; policy one, page 5-5; and policy one, page 5-41. Several design approaches are available to achieve these goals, including Leadership in Energy and Environmental Design (LEED) as administered by the United States Green Building Council; and Energy Star and Water Sense programs administered by the Environmental Protection Agency. The Board of Supervisors has endorsed LEED as the preferred green building rating system for non-residential construction through its support of the COG Regional Green Standard, available at <http://mwcog.org/environment/greenbuilding/>. Loudoun County also participates with the Energy Star program and uses the Energy Star Portfolio Manager to benchmark energy efficiency for public facilities. Staff recommends incorporation of these design approaches and is available to discuss design options with the applicant, thereby meeting its role as “leader and facilitator” for achieving and sustaining a built environment of high quality, as directed by RGP policy one, page 5-5.

Response: All effort will be made to design the building with environment and conservation in mind but the church has limited budget to build this building therefore each item will be considered during the final design.

William Marsh
Environmental Review Team Leader
Dated September 18, 2009

Regarding forest resources

- 1) Staff supports the preservation of the specimen Osage Orange tree on site, depicted as “T2” on the Existing Vegetation Map. As noted in the first referral, the County Urban Forester has visited the site and indicated that this tree is worthy of preservation. Staff understands it to be the case that the applicant does not agree to preserve the tree, although a zoning modification is needed for parking spaces in the tree’s location. The criteria for accepting modifications include achieving an innovative design, improving upon existing regulations, or otherwise exceeding the public purpose of existing regulation, per Revised 1993 Zoning Ordinance (ZO) Section 6-1504. Further, rezoning to Planned Development districts includes a goal of efficiently using land and to “protect and preserve, to the extent possible, natural features of the land such as trees, streams, and topographic features.” (ZO Section 6-1502(B)) ERT supports the requested zoning modification elsewhere on site to the extent that the requested

buffer yard be expanded to preserve the critical root zone (c.r.z.) of the Osage Orange tree.

Response: Based on field and office meeting with County Urban Forester and applicant's arborist, it was determined that saving the Osage Orange tree was not feasible based on church's required use of the property. Applicant agrees to adding additional landscaping trees to compensate for the tree removal. Illustrative landscaping plan has been added to the concept plan which outlines additional trees which shows more than required minimum landscaping.

- 2) Staff further recommends that any trees to be preserved be identified on the concept plan, accompanied by a related preservation commitment. Further implementation recommendations are provided from the County Urban Forester:**
- a) Have an ISA Certified Arborist evaluate the tree and outline a course of action to enhance tree vigor and improve overall growing conditions. Techniques such as vertical mulching, radial trenching, topical mulching, fertilization and tree growth regulators such as cambistat should strongly be considered.**
 - b) No vehicular traffic/parking should be allowed within the c.r.z. of the tree. For this particular tree, the c.r.z. would extend out 53' in all directions from the trunk. More specifically, no utility lines or site disturbance of any kind, apart from that recommended by an ISA Certified Arborist, should occur within the c.r.z.**

Response: Based on ISA Certified Arborist evaluation, concept plan shows existing tree to be saved in the illustrative landscaping plan. During the final site plan design stage, arborist will outline a course of action required to preserve the existing trees.

Regarding stormwater (swm) management

- 3) The applicant's most recent submittal includes a graphic for "underground swm facility" on the southwest corner of the project. ERT recommends labeling this as "possible underground swm facility" to preserve other stormwater options. That notwithstanding, ERT also supports Community Planning's recommendation for low impact development, because this is an "in-fill" site with constrained storm runoff locations. Designing a varied portfolio of low impact options (including preserving the Osage Orange tree) may be needed to adequately treat and convey stormwater.**

Response:

"Stormwater management techniques and best management practices shall be employed to reduce the peak rate of runoff and reduce the volume of pollutants created by rooftop and

parking surfaces on the property. Proposed techniques and practices may include infiltration swales, bioretention basins with underdrains, or other low impact development techniques, where the first inch of storm runoff from rooftop and parking surfaces on site is treated by said techniques. “ has been added to the cover sheet.

Regarding Green Building practices

- 4) The applicant expressed interest in energy efficient, green building goals but does not desire to commit to a green building certification. Recent church applications have committed to purchasing Energy Star rated appliances and fixtures, including dishwashers, refrigerators, and interior lighting. Staff recommends review of a free resource from the Energy Star program to pursue energy efficiency goals:
http://www.energystar.gov/index.cfm?c=congregations_guidebook.congregations_guidebook

A Spanish language equivalent is available at:
http://www.energystar.gov/index.cfm?c=sb_espanol.sb_congregations .

Response:

Church agrees to using energy star appliances and fixtures to be more green building.

Joe Gorney, AICP
Senior Planner
Community Planning

Recommendation:

Staff recommends that the applicant provide further details regarding vehicle circulation with clearly defined entrance lanes, curbs, sidewalks, and drop-off points, as applicable, so that the streetscape can be evaluated. The applicant should consider relocating the entrance driveway further to the north, to enhance the views of the church from the street and the surrounding community. Street trees should be placed to create an overhead leaf canopy for Cedar Green Road. The applicant should also consider gateways, walls, enhanced plantings, or other design elements along the Cedar Green Road frontage.

Response: Plan has been revised to include parking layout which shows the entrance. Entrance can not be moved further to the north to maintain the minimum separation between Shaw Road and entrance to the townhouse across the street from the church. During the site plan stage other design elements such as gateways, walls and enhanced landscaping will be considered.

Additional comments:

Staff recommends that the applicant commit to the design elements that will be incorporated along Cedar Green Road, such as street trees and enhanced landscaping. Staff recommends that the applicant submit an illustrative depicting these elements.

Response:

Front elevation Cross section has been added to the cover sheet to show enhanced landscaping along the Cedar Green Road. Also illustrative plan has been added to the concept plan on sheet 2.

Recommendation:

Staff recommends the application be revised to include details regarding building placement and design so that the application can be evaluated against County policies. The following building placement and design issues should be considered to ensure compatibility with the surrounding community:

- *Rooflines, materials, window arrangement, sign locations, and architectural details;*
- *Building recesses, off-sets, angular forms, or other features;*
- *Distinctive roof forms; and,*
- *Weather protection over doors and main walkways.*

The applicant should provide illustratives of the intended architectural features and describe the materials to be used.

Staff also recommends that the applicant incorporate usable outdoor spaces and amenities for church members and employees, such as pavilions, shaded benches, and picnic tables. The placement of the open spaces should consider the issues listed below, along with views from inside the buildings.

The applicant should also describe how parking, sidewalks, crosswalks, amenities, and landscape materials will be integrated with the building placement and design.

Response: Front elevation and Right elevation has been developed to show the architectural features as requested. Concept plan has been revised to show parking layout, open space area and building location with sidewalk placement in the frontage. Landscape materials will be integrated during the site plan stage of the project.

Additional comment:

Staff recommends that the church be shifted to the north and the open space relocated to a position between the rectory and the proposed church. Such a location would facilitate the creation of an interior court shielded from noise impacts from the possible extension of Shaw Road. The applicant should also commit to the specific types and numbers of features and amenities to be included in the open space. The applicant should include walkways and outdoor seating throughout the site.

Staff also recommends the use of natural stone, brick, and wood and discourages the use of standard concrete block to help ensure compatibility with the adjacent single-family uses. All ground-mounted mechanical equipment should be screened from view.

Response:

Proposed church has been moved to north to create open space between the existing house and proposed church. Landscaping and lawn area has been added in this open space along with stone walkway and benches see sheet 2. additionally, site side walk has been added to the concept plan.

Recommendation:

Given the proximity of residential uses, additional details are needed to determine whether the proposed use is compatible with the surrounding residences. Staff recommends that the applicant commit to a landscape plan with special attention to the project's visual impact. Elevations and plantings should be planned so that parking is screened and views of the use are filtered from the residences. Staff also recommends that the depicted plantings be augmented around the building with special consideration to the building frontage along the entrance driveway to frame the church. The applicant should commit to the landscaping and buffering, a long-term maintenance plan, and the use of native species for most or all of the plantings.

Response: Landscaping plan will be developed during the site planning stage. Every effort will be made to screen the parking from the residential use.

Additional comment:

Staff recommends that the applicant incorporate further details regarding landscape, buffer, and open space components in conformance with County policies.

Response:

Front elevation Cross section has been added to the cover sheet to show enhanced landscaping along the Cedar Green Road. List of planting has been added to the cover sheet as well. Also illustrative plan has been added to the concept plan on sheet 2.

Recommendation:

Staff recommends that the concept plan provide information regarding the location of parking, travel lanes, drop-off points, and the number of parking spaces. All parking should be placed behind buildings, where appropriate.

Response: Concept plan has been revised to show the parking layout. Not all but most of the parking is located in the rear of the building.

Additional comment:

Staff recommends that the applicant provide no more than the required amount of parking to prevent the creation of unnecessary amounts of impervious cover and to help ensure compatibility with the surrounding uses.

Staff recommends that the applicant provide information regarding landscape treatments to help mitigate the impacts of parking and that the applicant commit to these measures. Staff suggests that the applicant consider vegetated berms and massed plantings.

Response:

Parking spaces are based on parking requirement of 2.5 people per space which was determined by church's survey of their congregation and not based on zoning minimum requirement. Additional Landscape Island has been added to provide more shade trees in the parking area. Also illustrative Landscaping plan shows heavier plantings in the buffer areas. Berm desing will be consider during the site plan stage of the project.

Recommendation:

Staff recommends that the applicant consider employing LID facilities on-site. Staff recommends water treatment measures that mimic the pre-development conditions of the site, mitigate impacts to the watershed, and treat the stormwater runoff as an amenity. The applicant should consider various site measures, such as permeable pavers, porous concrete, cisterns, planted swales, curb cuts, rain gardens, and bioretention filters adjacent to impervious areas, to promote infiltration on-site, minimize peak storm flows, and help filter non-point source pollutants. Pipe installation should be minimized.

Response: During the site plan stage, SWM and BMP plan will be developed. LID will be considered and various site measures will be considered.

Additional comment:

To adequately convey and treat stormwater on-site and preclude impacts to neighboring properties, staff recommends that the applicant commit to the water management techniques that will be incorporated into the project. Staff also recommends that the applicant address the incorporation of LID techniques, such as permeable pavers, porous concrete, rain gardens, oil-water separators, and native landscaping, to meet aesthetic and water quality goals.

Response:

Stormwater and BMP note provide by County has been added to the cover sheet, see sheet 1.

Recommendation:

Staff recommends that the applicant commit to the installation of a 5-foot sidewalk and curb and gutter construction on the west side of Cedar Green Road to match the facilities on the east side of the road. Safe crossing facilities should also be provided across the church driveway and to the residential area on the east side of Cedar Green Road. All pedestrian facilities, including those within the site, should be depicted on the proposed concept plan. Staff also recommends that all bicycle and pedestrian facilities be constructed in accordance with County policies, AASHTO, ADAAG, and the County Bicycle and Pedestrian Facility Design Toolkit.

Response: Plan has been revised to show 5' side walk as requested. Cross walk is shown on the north side of the site to existing sidewalk along the existing townhouse development.

Additional comment:

Staff recommends that the applicant commit to the construction of the sidewalk and crosswalk as depicted on the Concept Plan. Staff also recommends that the applicant incorporate internal circulation paths from Cedar Green Road and the parking areas to the church and the rectory.

Response:

Sidewalk and frontage improvement construction has been added to the proffer. Also internal circulation paths/sidewalk has been added to the concept plan.

Recommendation:

Staff recommends that the applicant commit to lighting that is fully shielded, provides a glare-free environment, is confined to the site, and is turned off after business hours, unless required for security purposes, and that illumination levels will be no greater than necessary for a light's intended purpose. All lighting should be mounted as low as practicable and designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.

Response: Lighting plan will be developed with the site plan which meets the county's requirement.

Additional comment:

Staff recommends that the applicant commit to lighting that is fully shielded, provides a glare-free environment, is confined to the site, and is turned off after business hours, unless required for security purposes, and that illumination levels will be no greater than necessary for a light's intended purpose. Staff also recommends that all lighting be mounted as low as practicable and designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.

Response:

Lighting note has been added to the cover sheet which state above statement.

Recommendation:

Staff recommends that the applicant verify whether wetlands exist on-site. Should any wetlands exist on-site, staff recommends that the applicant avoid these areas. For any impacts to on-site resources, staff recommends mitigation on-site, or within the same watershed, or within Loudoun County.

Response: based on field inspection, there appears not to be any wetland on this side but possibly wetland might exist on the neighboring property. Army Corp of Engineers confirmation will be requested.

Additional comment:

Staff recommends that the applicant confirm whether they have contacted the USACE regarding the presence of wetlands on or near the site. The applicant should specify the site design details and development techniques that will be incorporated into the project to preclude impacts to any on-site or nearby wetlands.

Response:

Understood, current design will not impact the existing wetland.

Recommendation:

Staff recommends that the applicant evaluate the species and condition of the on-site forest resources and provide this information to County staff so that opportunities to preserve viable resources and incorporate them into the development may be evaluated.

Response: Detail tree inventory has been conducted by certified tree arborist and is shown on Existing Vegetation Plan.

Additional comment:

Staff recommends that the applicant design for and commit to the preservation of significant tree resources, including their critical root zones. The applicant should also specify the protection measures that will be taken to ensure the health of the trees during construction. Staff recommends that the applicant coordinate with the County Urban Forester regarding opportunities to preserve the Osage Orange tree and other viable trees and incorporate them into the site design.

Response:

Working in conjunction with church's arborist/landscape architect and County Urban Forester, Illustrative Landscaping plan has been develop which illustrate saving of existing trees and addition of propose trees.

Recommendation:

Staff recommends that the applicant consider sustainable design measures that could be incorporated into the project site and building.

Response: Sustainable design measure will be considered during the detail design of the project.

I hope you find the above responses to adequately address your comments. If you have any questions please call me at 703-234-9931 or e-mail at yungkim@apex-s.com.

Sincerely,

APLEX SOLUTIONS, LLC

A handwritten signature in black ink, reading "Yung Chull Kim". The signature is written in a cursive, flowing style.

Yung Chull Kim, P.E.
Principal